



WASHINGTON STATE  
DEPARTMENT OF  
ECOLOGY

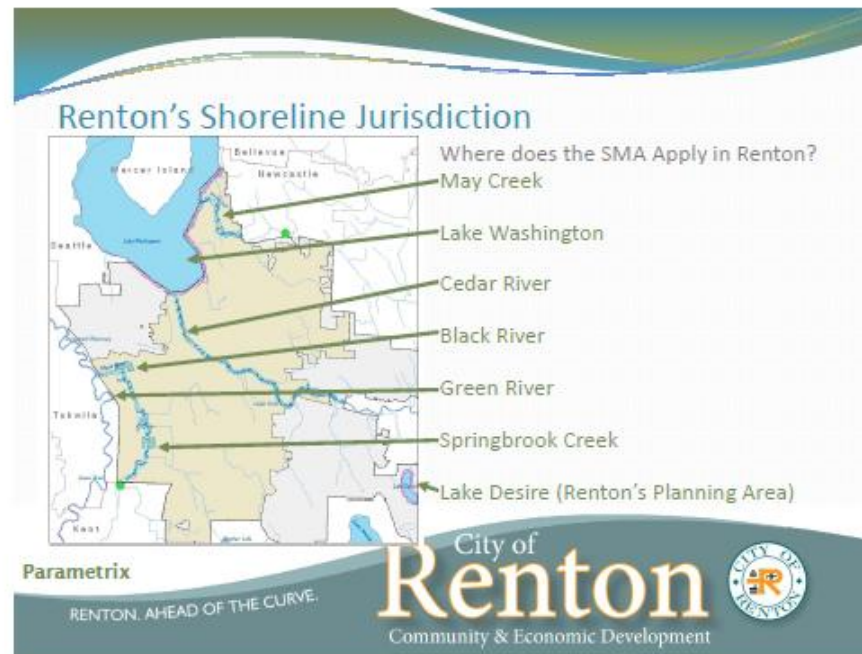
# STATE REVIEW OF THE CITY OF RENTON SHORELINE MASTER PROGRAM UPDATE



**Barbara Nightingale**  
**Washington State Dept of Ecology**

# Presentation Outline

- **Shoreline Management Act/ WAC Guidelines- brief introduction**
- **Description of Renton Shoreline Master Program (SMP) elements**
- **City of Renton Shoreline Master Program Statewide Review**



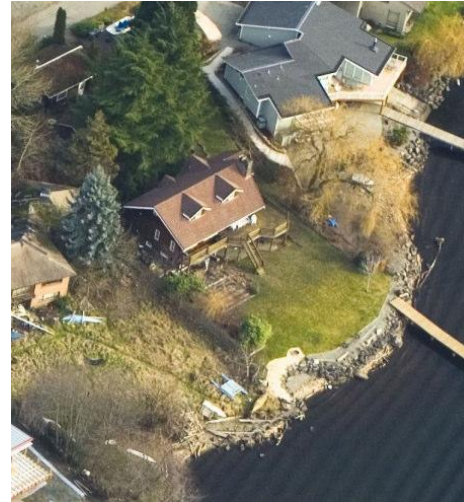
# How did we get a Shoreline Management Act?

- Initiative # 43, the Natural Shorelines Act, passed in 1970.
- Included an effort to keep development at least 200 feet away from shorelines of the state.
- Initiative went to the Legislature in 1971.
- The Legislature instead adopted RCW 90.58, the Shoreline Management Act (SMA).



# What is the Shoreline Management Act?

- **SMA is a broad policy instrument for the management of shoreline areas statewide.**
- **Balance public interest with private rights.**
- **Balance development with protection of natural resources.**



**The SMA also directs local and state government to preserve and enhance public access to publicly owned shorelines.**

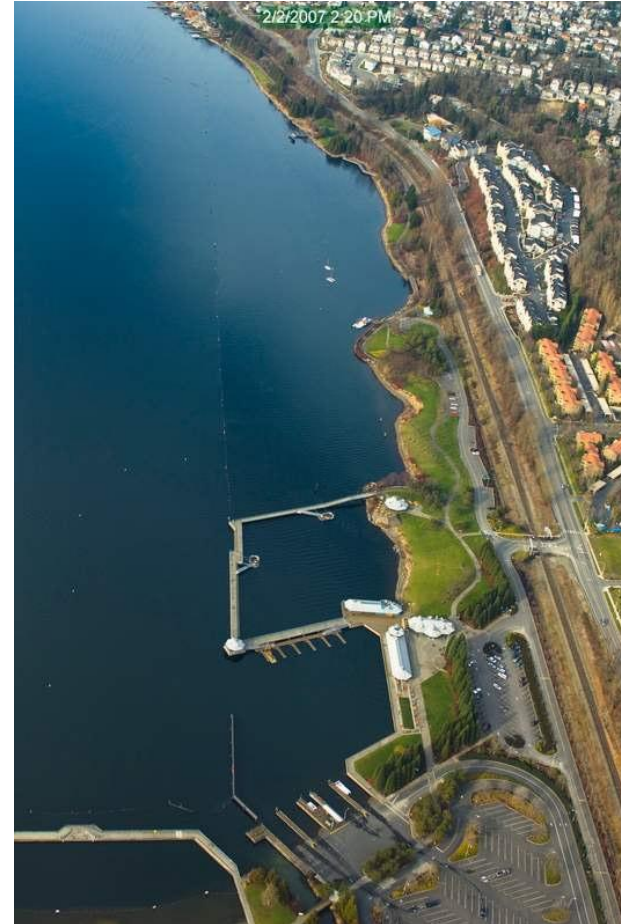
# Highlights of the Shoreline Management Act

- establishes a **local/state** shoreline administration **partnership/** SMP guidelines.
- **requires** counties & cities to **adopt** and **periodically update their shoreline master programs.**
- **Ecology reviews** master programs & determines their **compliance with the SMA.**
- **local government administers** the master program.
- **Ecology provides oversight & support.**



# What are Shoreline Master Programs?

- **SMPs are developed locally for each jurisdiction adjoining Shorelines of the State.**
- **SMPs are complex documents that include plans, policies, regulations.**
- **Shoreline Master Programs apply to future development.**
- **Statewide land use policies are applied based on local conditions and community values in SMPs.**



# SMP Objectives

- be comprehensive yet **clear & easy to administer**
- be **compatible with other laws** that apply in the shoreline
- **protect shoreline resources**
- **respect** property **rights**
- **accommodate all appropriate shoreline uses**
- provide a bridge from past to future shoreline uses
- **balance** public & private **interests**
- assure **no net loss of ecological functions**

# Need to update SMP's

- many **changed shoreline circumstances and conditions** (ex. cabins to homes)
- many old, **outdated SMPs**
- **ESA listings/35 years of SMA experience**
- **new knowledge of shoreline processes and the effects of development to water quality impacts & nearshore habitat.**
- **increased development on problematic lots**
- **need for compatibility with critical areas regulations and local comprehensive plans**



# GUIDELINES at WAC 173-26



- **Shoreline Management Act directs Ecology to provide Guidelines for local master programs.**

**The 2003 Guidelines are adopted into Washington Administrative Code (Rules based on law).**

**Guidelines include required contents and policies for SMPs, and the supporting documents.**

**Provides a basis for Ecology to determine if an SMP can achieve No Net Loss of Ecological Functions**

# What is the No Net Loss standard?

- “Master programs shall contain policies that assure at minimum, no net loss of shoreline ecological functions necessary to sustain shoreline natural resources” (WAC 173-26-201(2)(c))
- Starting point is shoreline conditions as they exist **today**.
- Recognizes new development will occur. Directs us to avoid, minimize, and mitigate adverse impacts.



# Shoreline Management Challenges

- **shorelines cross city & county boundaries**
- many interested parties often have **conflicting perspectives & property rights issues**
- many **uses compete for limited shoreline space**
- **changing land uses, development patterns**
- complexity of administering **local, state or federal laws**



# **SMP Update Steps**

- Initiate **Public Outreach and Participation**
- **Inventory and Characterize Shoreline Conditions**
- Prepare a **Land Use Analysis**
- Develop **Policies and Regulations**
- Prepare a **Restoration Plan**
- Prepare a **Cumulative Impacts Analysis**
- **Local SMP Adoption**

# Renton: 18 miles of State Shorelines

## 7 Waterbodies

- Cedar River
- Lake Washington
- May Creek
- Black River
- Green River
- Springbrook Creek
- Lake Desire

## 6 Designations

- Natural
- Urban Conservancy
- Shoreline Residential
- High Intensity
- High Intensity- Isolated
- Aquatic



## Renton's Shoreline Jurisdiction



Where does the SMA Apply in Renton?

May Creek

Lake Washington

Cedar River

Black River

Green River

Springbrook Creek

Lake Desire (Renton's Planning Area)

Parametrix

RENTON. AHEAD OF THE CURVE.

City of  
**Renton**

Community & Economic Development





# Inventory & Characterization

## Reach-based Analysis

### City of Renton Shoreline Master Program

#### Final Shoreline Inventory and Analysis



*Prepared for*

City of Renton  
City Hall  
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This report was funded in part through a grant from  
the Washington Department of Ecology.



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- SMP Development began with a careful review of **existing shoreline conditions**.
- Used existing, **available and appropriate scientific information**.
- Inventory/Characterization **documents shoreline uses and ecological resources and conditions across 26 reaches**.
- This becomes the **foundation for everything else in an SMP**.

# Environment Designation Objectives

- **High Intensity:** Provide opportunities for large-scale office and commercial employment centers as well as multifamily residential use and public services.
- **High Intensity – Isolated:** Isolated from the water body by public road or railroad.
- **Single Family Shoreline Residential:** To accommodate SFR residential development.
- **Conservancy:** To protect conserve, restore, and manage existing areas with ecological functions that have accomodated a limited level of development, such as open space park areas, floodplains, and other sensitive lands.
- **Natural:** To protect and preserve unique and fragile shoreline or wetland environments are ecologically intact as close to their natural state as possible. Provide wildlife sanctuary and habitat preservation.
- **Aquatic:** OHWM to center of water body



**Shoreline Master Program Update  
City of Renton**

Shoreline Environment  
Overlay Designation

Cedar River



City Limits



PAA Boundary

### Shoreline Jurisdiction

### Cedar River Reaches

## Lake Washington Reaches

## Shoreline Environment Designation

**Natural**

Shoreline High Intensity

Shoreline Isolated High Intensity

Shoreline Residential

Urban Conservancy

Wetlands

Note: This map should not be used as a definitive source on Associated Wetlands under Shoreline Management Act jurisdiction. Such a determination will be made on a case-by-case basis.

October 7, 2009



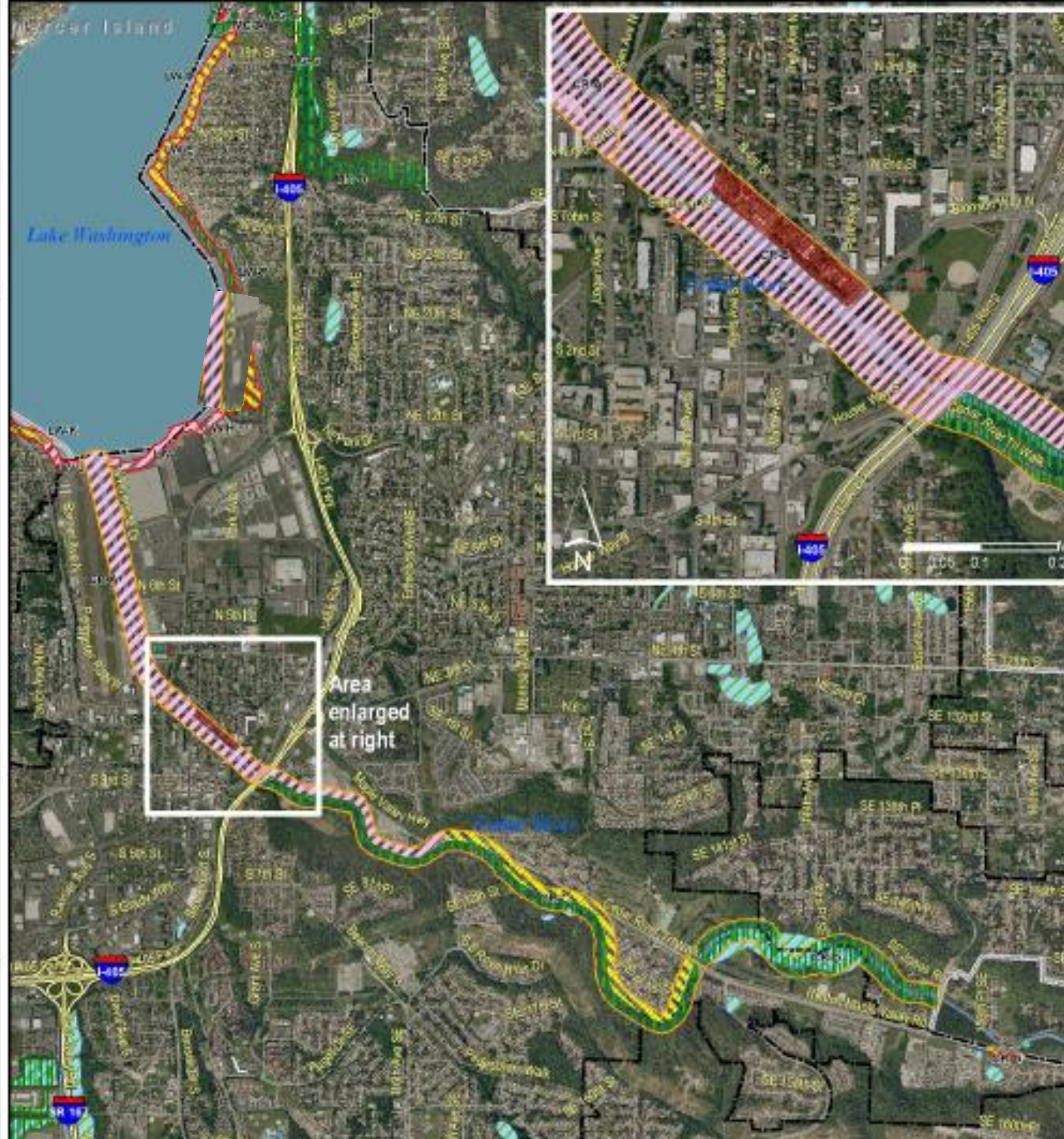
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Actual Data Source: City of Renton 2006,  
King County 2009 and ESA Addition

Notably, despite the apparent benefits, some past efforts related to the DSM-5 adjustment of diagnostic criteria were also flawed, and also have potentially adverse long-term effects, particularly with respect to the criteria for PTSD. In fact, both DSM-IV (American Psychiatric Association, 1994) and DSM-5 (American Psychiatric Association, 2013) have been criticized for being too restrictive in their criteria for PTSD, and for not including important symptoms. Additional evidence was presented that, at least in the U.S. military context, the same claims as well as any associated problems related to PTSD. Therefore, we chose to combine methods to develop criteria for the disorder based on

**Kate Flavin, Administrator**  
Arthur A. Hahn, 10740 Dayton Avenue

Denton

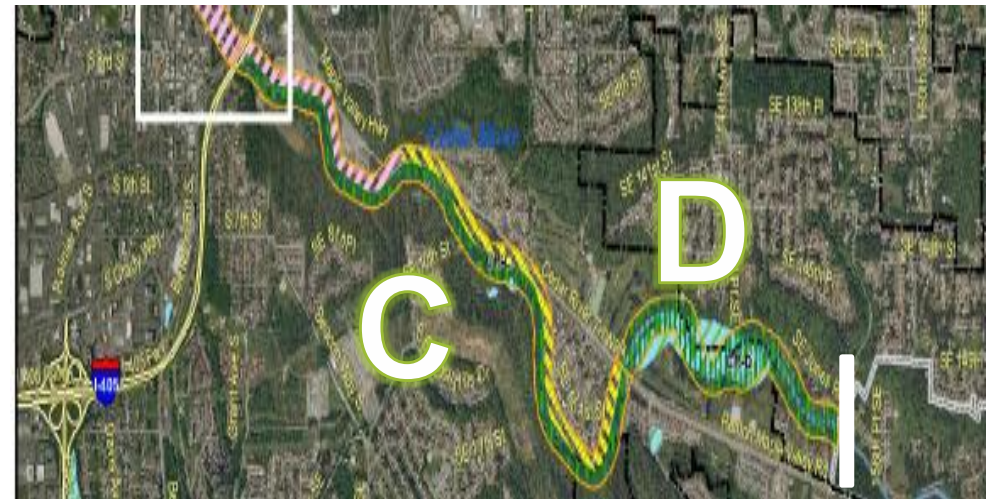
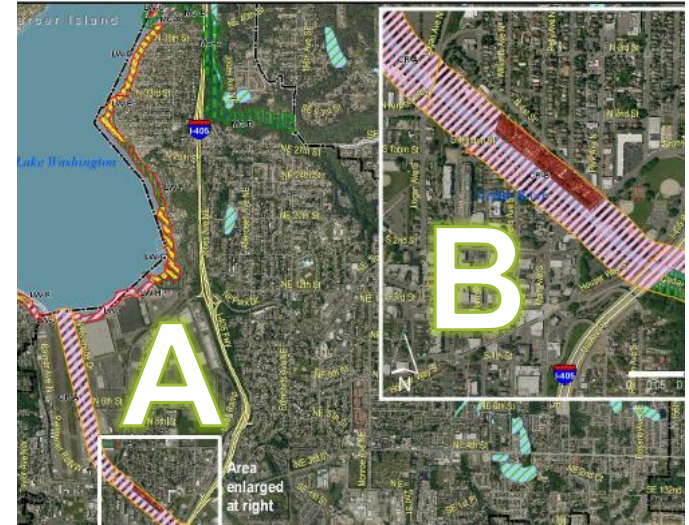




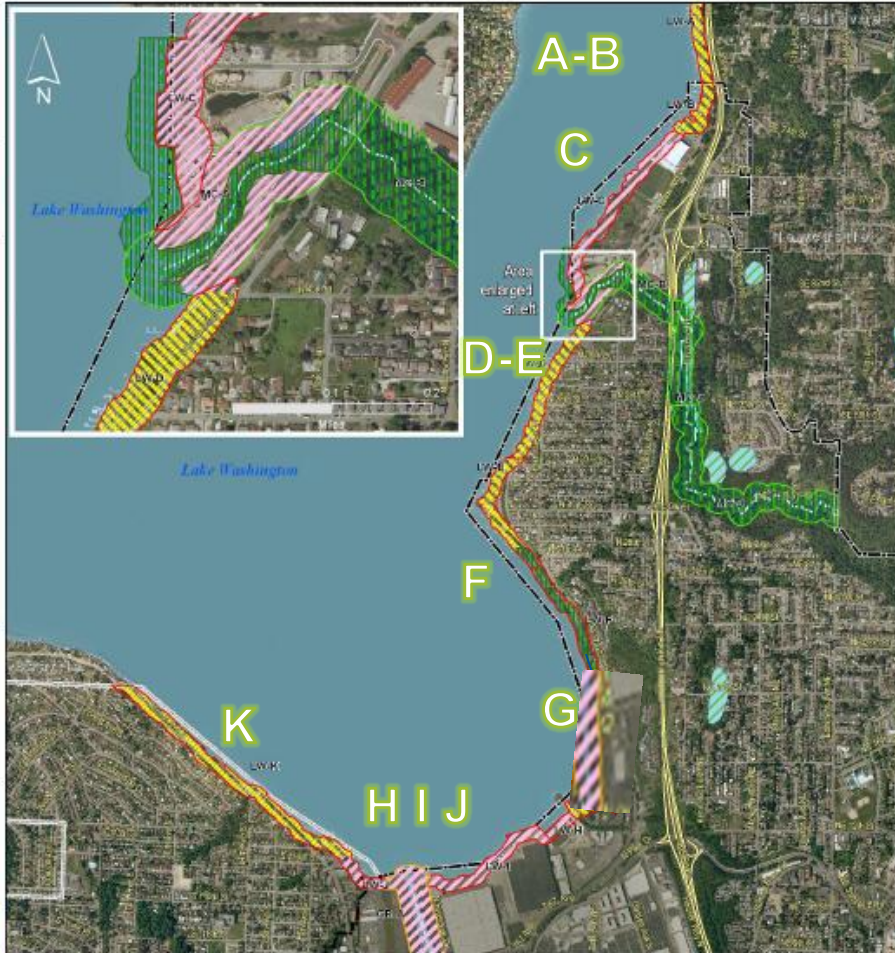
# Cedar River: Four Reaches

## Four Designations

- **Reach A** – Mouth to Logan Ave
  - High Intensity
- **Reach B**-Logan Avenue to I-405
  - High Intensity
  - High Intensity Isolated (separated by roads/RR)
- **Reach C** –I-405 to Hwy 169
  - High Intensity-north bank
  - Shoreline Residential-north bank
  - Urban Conservancy – south bank
- **Reach D**- Hwy 169 to UGA south
  - Urban Conservancy with associated wetlands



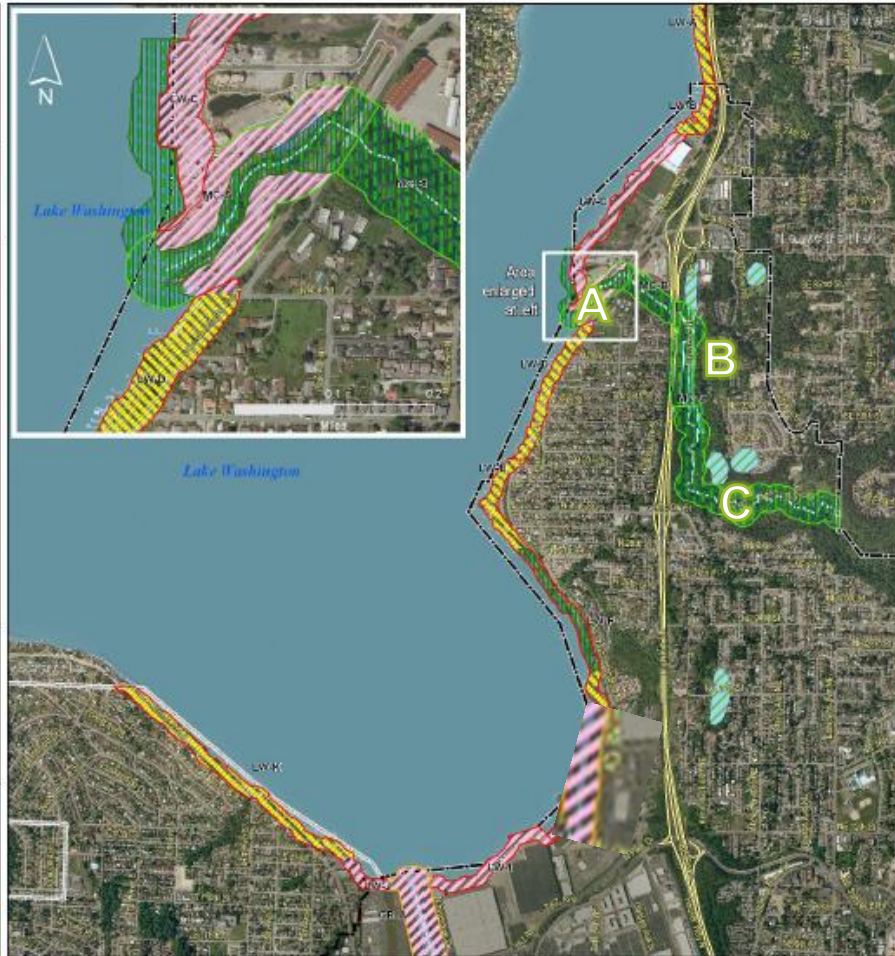
# Lake Washington: Eleven Reaches (A-K) Three Designations



- **A, B, D, E, K - Shoreline Residential**
- **\_C, G, H, I, J - High Intensity**
- **F - Urban Conservancy**



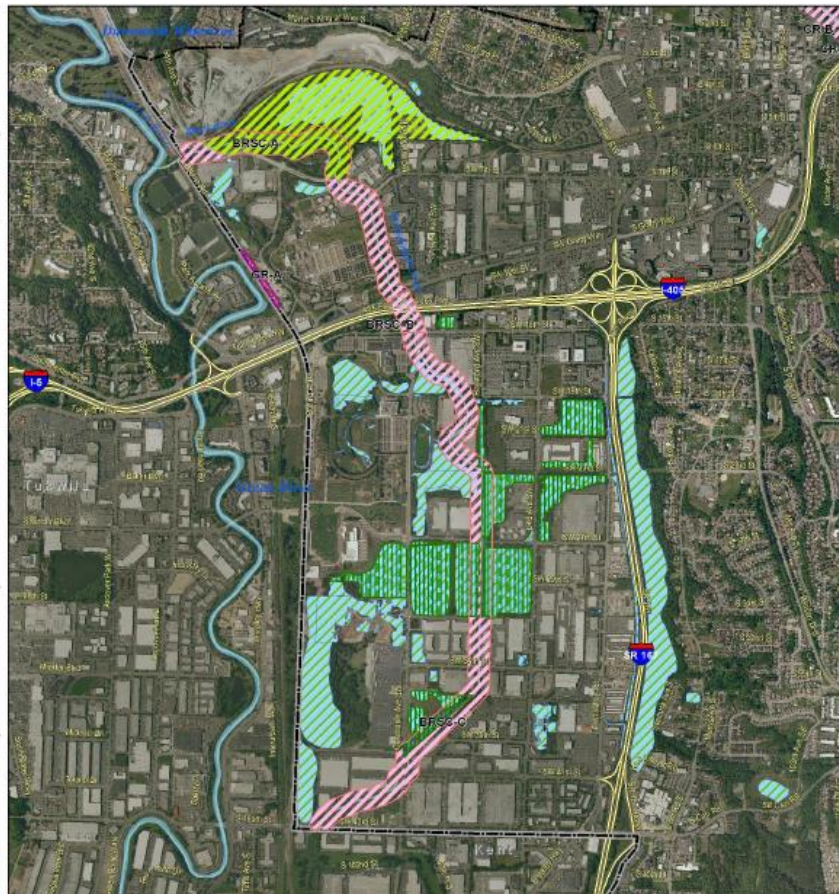
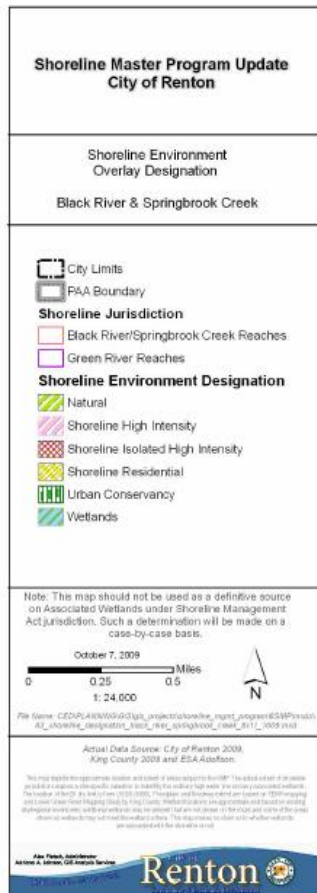
# May Creek: Three Reaches One Designation



- **A,B,C - Urban Conservancy**



# Black River, Springbrook Creek & Green River-Four Reaches



- **Black River/ Springbrook Creek - Natural**
- **Springbrook Creek- High Intensity & Urban Conservancy**
- **Green River -High Intensity - Isolated**



**Shoreline Master Program Update  
City of Renton**

Shoreline Environment  
Overlay Designation  
  
Lake Desire


\_\_\_\_\_

 City Limits FAA Boundary

### Shoreline Jurisdiction

☐ Lake Desire Reaches

## Shoreline Environment Designation

 Shoreline Residential Urban Conservancy Wetlands

Note: This map should not be used as a definitive source on Associated Wetlands under Shoreline Management Act jurisdiction. Such a determination will be made on a case-by-case basis.

October 7, 2009

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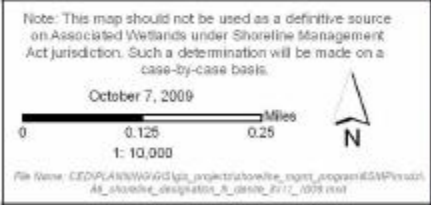
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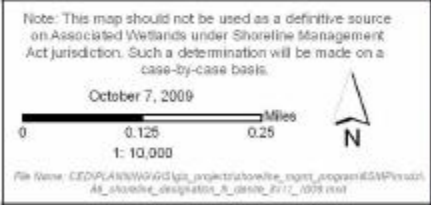
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# Lake Desire PAA

## Four Reaches - Two Designations



- Single Family Shoreline Residential
- Urban Conservancy – publicly owned natural area

# Setback and Buffer Regulations by Designation

	Natural	Urban Conservancy	Shoreline Single Family	High Intensity	High Intensity Isolated	Aquatic
<b>Setbacks and Buffers</b>						
<b>Structure Setback from Ordinary High Water Mark (OHWM)- Minimum<sup>1</sup></b>						
<b>Water-dependent Use</b>	100 ft.	100 ft.	None <sup>2</sup>	None <sup>2</sup>	None	
<b>Water-related or Water Enjoyment Use</b>	100 ft.	100 ft.	100 ft. <sup>3</sup>	100 ft. <sup>4</sup>	None	
<b>Non-Water-oriented Use</b>	100 ft.	100 ft.	100 ft. <sup>3</sup>	100 ft. <sup>5</sup>	None	
<b>Front Yard, Side Yard, and Rear Yard Setbacks</b>	Governed by underlying zoning in RMC 4-2 except in cases where specific shoreline performance standards provide otherwise. Variance from the front and side yard standards may be granted administratively if needed to meet the established setback from OHWM, as specified in this section and if standard variance criteria are met.					
<b>Vegetation Conservation Buffer</b>	100 ft.	100 ft.	100 ft. <sup>3</sup>	100 ft. <sup>4,5</sup>	None	
<b>Building Height- Maximum</b>						
<b>In water</b>	Not allowed	Not allowed	35 ft. <sup>6</sup>	35 ft. <sup>6</sup>		35 ft. <sup>6</sup>
<b>Within 100 feet of OHWM</b>	Not allowed	Not allowed	35 ft. <sup>7</sup>	35 ft. <sup>8</sup>	Governed by underlying zoning in RMC	

# Shoreline Residential

- Standard is 100-foot native vegetation conservation buffer area. However, setback and buffer may be based on lot depth as provided in RMC 4-3-090.F.1.c

Lot Depth	Building Setback	Native Vegetation Conservation Buffer
Greater than 130 ft	45 feet	20 feet
100 feet, up to 130 ft	35 feet	15 feet
Less than 100 ft	25 feet	10 feet

**Table 4-3-090.F.1.I. Vegetation Conservation Buffer Standards by Reach**

The following table identifies the performance standards for maintenance and restoration of the vegetation conservation buffer and shall be applied if required by the use regulations or development standards of the Shoreline Master Program.

<b>SHORELINE REACH</b>	<b>Vegetation Conservation Objectives</b>
<b>Lake Washington</b>	
<b>Lake Washington Reach A and B</b>	This developed primarily single-family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to limit ongoing adverse impacts shall be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
<b>Lake Washington Reach C</b>	If areas redevelop, the full 100 foot buffer of native vegetation shall be provided, except where water-dependent uses are located.
<b>Lake Washington Reach D and E</b>	This developed primarily single-family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to limit ongoing adverse impacts shall be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
<b>Lake Washington Reach F</b>	Enhancement of native riparian vegetation shall be implemented as part of park management, balanced with opportunities to provide public visual and physical access to the shoreline. The city may fund shoreline enhancement through fees paid for off-site mitigation from development elsewhere on Lake Washington.
<b>Lake Washington Reach G</b>	Enhancement of native riparian vegetation shall be implemented as part of park management, while recognizing that in this portion of the park is oriented primarily to opportunities to provide public visual and physical access to the shoreline including over water structures, supporting concessions, boat launch and public beach facilities.



## EXHIBIT C

### City of Renton Shoreline Master Program Update Restoration Plan



*Prepared for*

**City of Renton**  
City Hall  
1055 S. Grady Way  
Renton, Washington 98057

*This report was funded in part by a Grant from the Washington Department of Ecology.*

*Prepared by*

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*In Association With:*

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**Maney ARC**

March 2010 | 553-1779-031

# Renton SMP Update Highlights

- **6 designations replacing only 3**
- **Detailed** shoreline environment maps and **reach-specific inventory & analysis information**
- **Strengthened associated wetland protections.**
- **Buffers & Setbacks – unique to shoreline reaches, uses and lots sizes to achieve no net loss; while providing flexibility and certainty for development in the urban environment.**
- **Reach-specific public access analysis and regulations.**

# City of Renton Shoreline Master Program Update Shoreline Cumulative Effects Analysis



*Prepared for*



City of Renton  
City Hall  
1055 S. Grady Way  
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March 2010 | 556-1687-004  
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# Cumulative Impacts Analysis

Inventory → SMP → No Net Loss

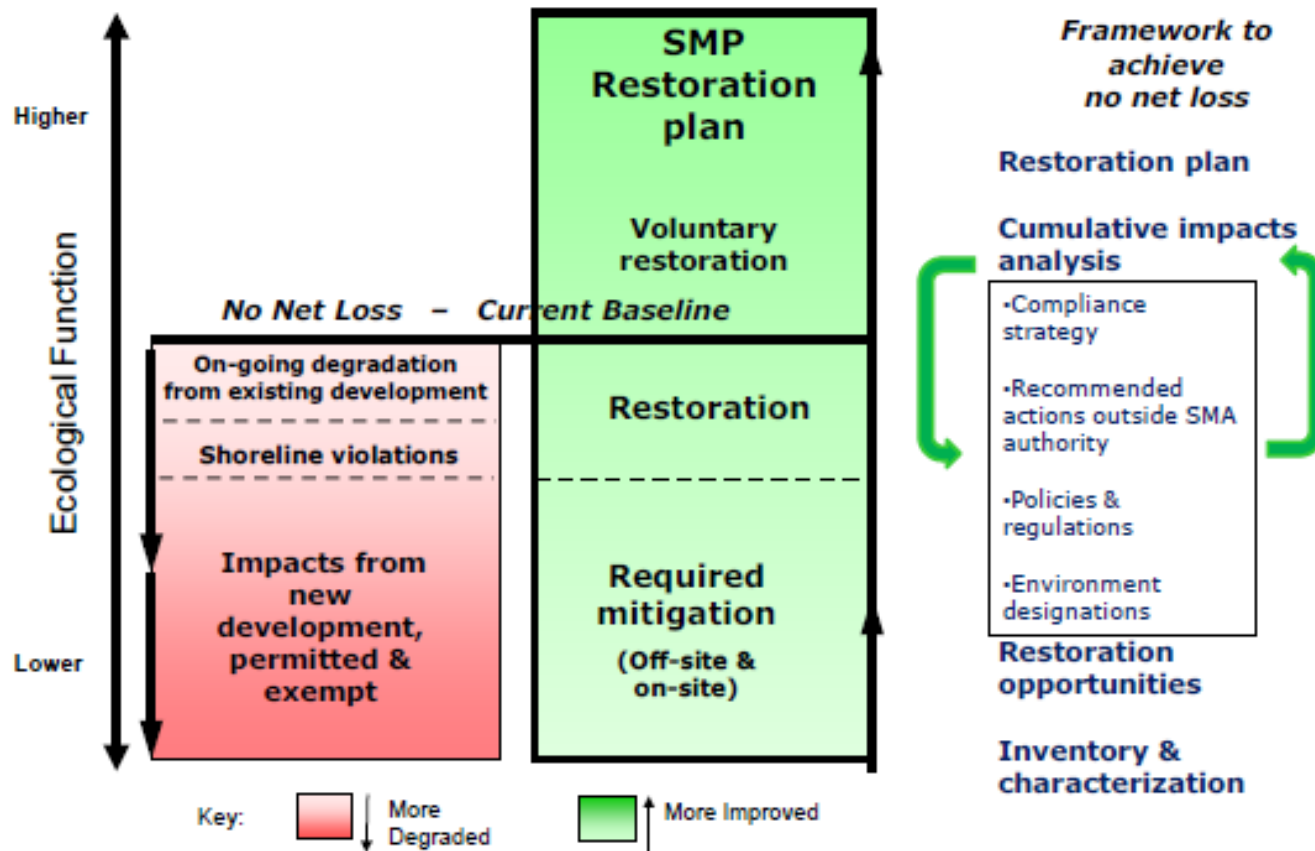


Figure 4-1: During the SMP update process, local governments should use existing shoreline conditions as the baseline for measuring no net loss of shoreline ecological functions.

# Lake Washington

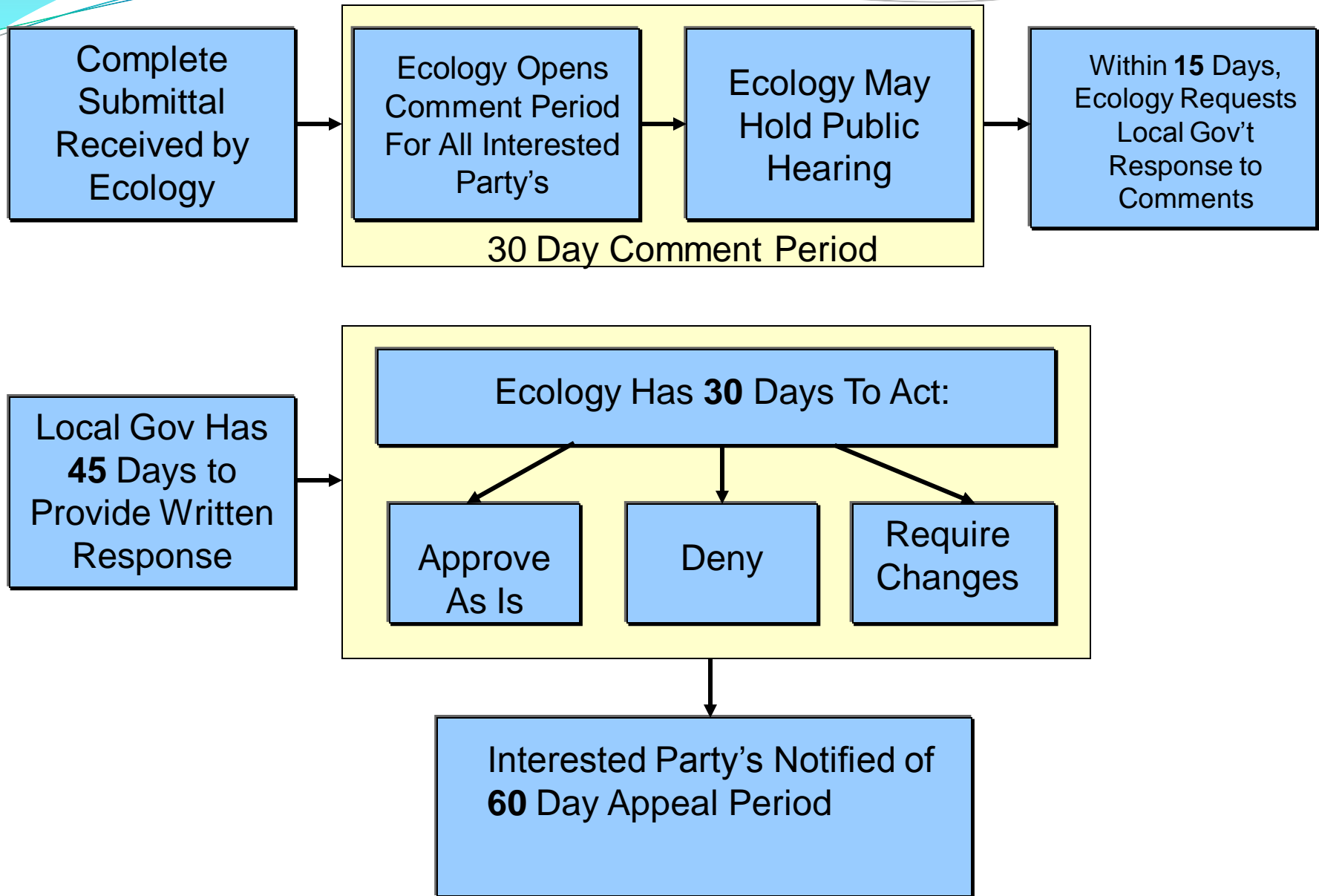
Key Landscape Process	Physical or Biological Function	Sources of Human Disturbance	Current Trends or Effect of Current Regulations	Proposed SMP Programs to Protect or Restore Processes and Functions
<u>Aquatic Habitat: Adjacent Upland Vegetation</u>	<u>Shade and temperature regulation</u> <u>Organic input to food chain</u>	<u>Reach Level: Loss of upland buffers result in higher temperatures and reduced organic matter</u>	<u>Reach Level: Lake WA has little mature vegetation. Could affect nearshore habitat critical to juvenile salmon</u>	<u>4-3-090.G Veg. Conservation</u>  <u>4-3-090 A. Shoreline Stabilization: minimizing shoreline alteration should enhance buffers</u>

# SMP Changes

- Increased number of shorelines covered.
- More site and use-specific policies and regulations to achieve no net loss; while providing development flexibility & certainty.
- New Environment Designations, more specific to the uses and ecological conditions.
- New dock specifications for Lake Washington and Lake Desire consistent with federal regulations.
- Limits on impervious surface in first 100 ft from OHWM-by reach
- Vegetation Conservation Requirements and incentives for first 100-feet from OHWM – developed on a reach-specific basis.
- Shoreline Stabilization – new development required to be placed to avoid need for bulkhead protection. Where shoreline protection need is demonstrated, a hierarchy of preferences from hard armoring (the least preferred) to soft techniques, with nonstructural being most preferred
- Incentives to remove bulkheads
- Regulations that have the potential to get to no net loss



# State SMP Approval Process



# **Ecology Shorelands Website:**

**<http://www.ecy.wa.gov/programs/sea/shorelines/smp/mycomments/renton.html>**

**Renton SMP State Review and Approval Process  
Public Comment Period  
November 15 through December 17, 2010**

**Barbara Nightingale  
Dept. of Ecology Shorelands Program  
425-649-4309**

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